

**DECISION
GRAFTON PLANNING BOARD**

SITE PLAN APPROVAL (SPA 2017-2)

**Allowance of Non-Religious Uses
53 North Main Street, North Grafton MA 01536**

**St. Andrew's Episcopal Church (Applicant)
Diocese of Western Massachusetts (Owner)**

RECEIVED TOWN CLERK
GRAFTON, MA
2017 SEP 26 AM 10 15

Decision of the Planning Board of the Town of Grafton, Massachusetts (hereinafter the Board) on the petition of St. Andrew's Episcopal Church (hereinafter the Applicant), for approval of a Site Plan to allow for non-religious uses, on property located at 53 North Main Street, shown as Grafton Assessor's Map 27, Lot 69 (hereinafter the Site), and owned by Diocese of Western Massachusetts by deed recorded in the Worcester District Registry of Deeds: Book 32977, Page 188. Said property is located in a Neighborhood Business (NB) zone.

On August 4, 2017, the Applicant submitted Exhibits 1a – 1c for the Board to review at their August 14, 2017 meeting to determine if a public hearing was needed. The Board at their meeting of August 14, 2017 determined that they would require a public hearing therefore a notice to be sent out to abutters to inform them of the public hearing and the subject matter thereof. The Application for Site Plan Approval (hereinafter the Application) was filed with the Planning Board and Town Clerk August 30, 2017. Notice of the public hearing and the subject matter thereof was published in the Grafton News on August 31, 2017, and posted with the Town Clerk's Office on August 17, 2017. Abutters were notified by First Class Mail. The Application hearing was opened September 11, 2017. During the public hearings, all those wishing to speak to the petition were heard. Following public input the hearing was closed on September 25, 2017.

The following Board members were present throughout the public hearing: Chairman Michael Scully, Vice Chairman Robert Hassinger, Clerk J. Daniel Graham, and Members Linda Hassinger and David Robbins and Associate Members Sharon Carroll-Tidman.

I. SUBMITTALS

The following items were submitted to the Board for its consideration of this application:

EXHIBIT 1.

- a. Correspondence, from St. Andrew's Episcopal Church, dated 8/4/17, Addressed to the Members of the Board, received August 4, 2017; 1 page.
- b. Site Plan, Sheet No. SK-1, received August 4, 2017; 1 page.
- c. Egress Plan, received August 4, 2017; 1 page.

EXHIBIT 2. Legal Notice for Public Hearing, received by the Town Clerk on August 17, 2017; 1 page.

EXHIBIT 3. Application Form, received by the Town Clerk's Office on August 30, 2017, received August 30, 2017; 1 page.

EXHIBIT 4. Certificate of Good Standing, signed by the Treasurer Collector's Office on August 23, 2017, received August 30, 2017; 1 page.

EXHIBIT 5. Certified Abutters List signed and dated by the Assessor's office on August 28, 2017; received on August 30, 2017; 2 pages.

EXHIBIT 6. Waiver Request, received August 30, 2017; 1 page.

EXHIBIT 7. Public Hearing Sign-In Sheet, dated September 11, 2017; 1 page.

II. FINDINGS

At their meeting of September 25, 2017, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Planning Board (motion by Mr. Hassinger, seconded by Mr. Robbins) voted 5- 0 in favor to make the following findings:

1. The religious use will continue and is permitted in all zoning districts after site plan review (§ Use Regulations 3.2.3.1).
2. That this application is to allow for the leasing of office space within the parish to uses as described in Exhibit 1a & Exhibit 1c, that would otherwise be permitted by-right per Use Regulations Schedule 3.2.3.1 of the Zoning By-Law.
3. That the existing parking lot has sufficient parking spaces for the additional uses (§ Use Regulations 3.2.2.10 & § Off Street Parking Schedule 4.2.2)
4. The proposed uses do not interfere with ingress and egress to the property and will not cause unsafe traffic conditions.
5. That the hours of operation for said uses do not occur at the same time as the church's service hours.

III. WAIVERS

At their meeting of September 25, 2017, after due consideration of the Exhibits submitted and the entire record of proceeding introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Robbins) voted 5 - 0 to GRANT the Applicant's request for waivers from the following requirements from the Site Plan Review, Section 1.3.3 of the Zoning By-Law:

1. Section 1.3.3.3 d.: Site Plan prepared by a professional or registered professional engineer.
2. Section 1.3.3.3 e: A stormwater management hydrologic study prepared in accordance with the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (Section 3.3.3.19 and 4.7.8)
3. Section 1.3.3.3 g.: Written statements from the following:
 - a. The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.
 - b. The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law

IV. DECISION and CONDITIONS

At their meeting of September 25, 2017, after due consideration of the exhibits submitted and the entire record of proceeding introduced and accepted in this matter, the Planning Board of Grafton (motion by Mr. Hassinger, seconded by Mr. Robbins) voted 5 - 0 to APPROVE the Site Plan Review Application with the following conditions:

1. Any modification to the approved uses shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than the presented materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consultants, in making determinations regarding such changes.
2. Any change in those uses listed on Exhibits 1a & 1c, will require the Applicant to submit a Modification of a Site Plan Approval application.
3. This Site Plan Review is to allow the following small business uses and their hours of operation:
 - a. Room One: Creative Retreat: craft business
Use/Hours of Operation: No regular hours. Room used as office and storage space. Occasionally rents the large hall space on a Saturday (8am-8pm) for drop in tag sale of scrapbooking materials.
 - b. Room Two: Ishemix, Inc.: Maynard, MA Pharmaceutical company
Use/Hours of Operation: Record-keeping & billing and no pharmaceuticals are manufactured or stored on the premises.
 - c. Rooms Three/ Four: Smart Driving School
Use/Hours of Operation: Driving school with small classes (4-6) that meet in the evening (6pm-8pm) with an instructor during the school season and during school vacation weeks hours to be Monday – Friday, 9am – 3pm.

V. RECORD OF VOTE

Constituting a majority of the Planning Board, the following members voted 5 - 0 to APPROVE the Site Plan Approval Application with Conditions for allowance of non-religious uses at 53 North Main Street based on the information received at the public hearing and the aforementioned findings.

Michael Scully, Chairman AYE

Linda Hassinger, Member AYE

Robert Hassinger, Vice Chairman AYE

David Robbins, Member AYE

J. Daniel Graham, Clerk AYE

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD

 9-26-2017
Joseph Laydon, Town Planner Date

cc: St. Andrew's Episcopal Church
Building Inspector
Board of Assessors

